

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL I-4
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Roxbury Comprehensive Community Health Center, of 700 Harrison Avenue, Roxbury, has expressed a desire to purchase Parcel I-4 for the purpose of constructing a health center to provide health services and clinic facility, said services and facility shall be in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Roxbury Comprehensive Community Health Center (RCCHC) of 700 Harrison Avenue, Roxbury, be and hereby is conditionally designated as Developer of Disposition Parcel I-4, subject to:
 - a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - b) Publications of all public disclosure and issuance of all approvals required by the Massachusetts Laws and Title I of the Housing Act of 1949, as amended;

c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Documentation from the B. U. Medical School on its definitive role in this project; and
- (iv) Final Working Drawings and Specifications; and
- (v) Name of construction contractor and proposed construction schedule.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that Roxbury Comprehensive Community Health Center, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6002).

July 31, 1969

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: HALE CHAMPION, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL I-4
WASHINGTON PARK URBAN RENEWAL AREA R-24

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SUMMARY: This memorandum requests that the Authority tentatively designate The Roxbury Comprehensive Community Health Center (RCCHC) as Redeveloper of Parcel I-4 subject to its usual submission requirements.

Disposition Parcel I-4 has an area of approximately 40,000 square feet, and is located at the intersection of Townsend Street and Warren Street south of the new YMCA in the Washington Park Urban Renewal Area. The designated Reuse for Parcel I-4 in the Urban Renewal Plan as approved by HUD is for Institutional Use.

The Roxbury Comprehensive Community Health Center (RCCHC), a non-profit corporation, located at 700 Harrison Avenue, Roxbury, has expressed a desire to purchase Parcel I-4 for the purpose of constructing a health center to provide health services and a clinic facility, said services and facility shall be in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority.

The Health Center will provide free medical services, partially reimbursed by Medicare, and will be staffed and operated by the B.U. Medical School under contract to the Health Center.

The project will be financed by a 10% Office of Economic Opportunity grant, to be used as equity capital. The remaining 90% will be privately financed with an FHA insured mortgage. OEO will guarantee the operating costs and mortgage payments.

It is recommended that the Authority adopt the attached Resolution tentatively designating The Roxbury Comprehensive Community Health Center as Redeveloper of Disposition Parcel I-4.

An appropriate Resolution is attached.

Attachment

